

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: OCTOBER 4, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

REZONING

ZON-13837 - PUBLIC HEARING - APPLICANT/OWNER: DFA, LLC, ET AL - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES), R-E (RESIDENCE ESTATES) UNDER RESOLUTION OF INTENT TO C-1 (LIMITED COMMERCIAL), R-3 (MEDIUM DENSITY RESIDENTIAL) AND C-1 (LIMITED COMMERCIAL) TO: C-2 (GENERAL COMMERCIAL) on 20.53 acres at the northeast corner of Bonanza Road and Clarkway Drive (APNs 139-28-302-013, 017 through 026, and 033), Ward 5 (Weekly). Staff recommends DENIAL. The Planning Commission (7-0 vote) recommends APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

4

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

5

City Council Meeting

1

RECOMMENDATION:

Staff recommends DENIAL. The Planning Commission (7-0 vote) recommends APPROVAL, subject to conditions

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Submitted at meeting – Letter of support by Robin Heck for Items 96-102

Motion made by LAWRENCE WEEKLY to Approve subject to conditions

Passed For: 5; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 2

LOIS TARKANIAN, LAWRENCE WEEKLY, LARRY BROWN, GARY REESE, STEVEN D. ROSS; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-OSCAR B. GOODMAN, STEVE WOLFSON)

Minutes:

MAYOR PRO TEM REESE declared the Public Hearing open for Item 96 [ZON-13837], Item 97 [VAR-14320], Item 98 [VAR-16049], Item 99 [SUP-13836], Item 100 [SUP-14324], Item 101 [SUP-14329] and Item 102 [SDR-13833].

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ROBERT GROESBECK, 5820 South Pecos Road, appeared on behalf of the applicant and stated that the project is over 20 acres that will be an amenity for the neighborhood. The project will consist of a retail/commercial component. It will create a one-stop-shop. He thanked DOUG RANKIN, Planning and Development Department, for his help. The project will serve as a prototype for Ace Hardware/Ahern Rentals that will be launched in Southern Nevada and throughout the west. He believes they have been able to work out the issues the residents have with the variance requests.

Following is a list of residents who appeared in support of the proposed project: TOM DiMARCO resides at 621 Clarkway Drive and owns property at 1900 West Bonanza Road, WALTER JONES, 1951 Sutro Lane, DANIEL BLACK, 805 Clarkway Drive, LONNIE WILSON, 1930 Fair Avenue, J.D. BELL, 1131 Sharon Road, ROBIN HECK, 805 Clarkway Drive, MARCIA LAWRENCE, 1200 Comstock Drive, BEATRICE TURNER, Las Vegas resident, TED RUSSELL, Las Vegas resident, TOM McGOWAN, Las Vegas resident, CONSUELO McCUIN, 110 Ralston Drive, FLORENCE JONES, ASSEMBLYMAN HARVEY MUNFORD and DAVE WOOTEN, 829 Clarkway Drive. Many feel the project will be good for the neighborhood, will provide additional jobs and needed redevelopment and bring a new vitality to the area. They are pleased that the applicant is providing something positive that will enhance the neighborhood and at the same time provide services, such as a hardware shop, U-Haul Rental, and auto repair shop, all at one location. This will be an asset for the entire neighborhood. The Aherns have long established a reputation for integrity, business development and job opportunities in this community. They thanked COUNCILMAN WEEKLY for working with the neighborhood and addressing the residents' concerns. Most importantly, MR. AHERN is willing to do what the residents are requesting.

MR. NADER, 1720 West Bonanza Road, was surprised for the request of all the Variances without providing any needed enhancement to the area. The 10-foot block wall will make the property look like a correctional facility rather than an ornamental eight-foot wrought iron fence.

MS. HECK submitted a support letter for the record.

Regarding Item 102 [SDR-13833], COUNCILMAN WEEKLY clarified for MS. LAWRENCE that the applicant will provide an eight-foot decorative block wall with 20-foot box trees.

ATTORNEY GROESBECK reiterated that the project will provide a wonderful amenity for the surrounding neighborhood. He thanked the residents for their input and commented that their involvement has been great.

COUNCILMAN WEEKLY explained that there have been many meetings about this project with many fully supporting the project and others having many concerns. He wants to ensure that the applicant adheres to the many conditions imposed on this project, especially for those residents who do not support the project. The Bonanza corridor is becoming an industrial corridor and it is unlikely that a residential development could be developed at this location. The

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residents to the east and west, who will be most affected, fully support this project. The enhanced landscaping and decorative block wall will be a tremendous benefit. There will be no ingress or egress on Washington Avenue; a crash gate will be installed for fire rescue only. It was clarified that the Variance request for Item 98 [VAR-16049] was particularly requested by the residents.

Regarding Item 99 [SUP-13836], MARGO WHEELER, Director of Planning and Development Department, recommended a change to Condition 2 to specify commercial building construction. This will clarify that the equipment that would be rented would be principally for residential home use and not for commercial building construction. ATTORNEY GROESBECK agreed with the condition and added that all of the commercial equipment will be permanently housed on the south side of Bonanza Road.

MS. WHEELER confirmed that the development is in conformance with the site plan submitted on August 15th. She also clarified that Conditions 6, 7 and 8 indicate that the landscaping is only for the eastern portion that abuts other commercial properties and multi-family. Regarding the block wall, all of the block walls facing public right-of-ways will be decorative but not the interior walls. COUNCILMAN WEEKLY added that a booklet is available on what type of equipment is to be stored at the Ace Hardware store.

MAYOR PRO TEM REESE declared the Public Hearing closed for Item 96 [ZON-13837], Item 97 [VAR-14320], Item 98 [VAR-16049], Item 99 [SUP-13836], Item 100 [SUP-14324], Item 101 [SUP-14329] and Item 102 [SDR-13833].

